



**CITY OF SUNNYVALE
REPORT
Planning Commission**

Agenda Item # 5

April 24, 2006

SUBJECT: 2004-0167 – City of Sunnyvale – Study Issue

Zoning Tools to Encourage the Development of Ownership Housing

Background

The Planning Commission hearing for this study issue was originally scheduled for March 27, 2006, but due to the absence of several Commissioners, this item was continued at the request of the Planning Commission to allow for a full Commission to discuss the report. The Planning Commissioners had only four members present (the minimum for a quorum) and they felt that as the study was so detailed and important more Commissioners should participate in the review and recommendation to the City Council. The original March 27, 2006 is attached to this update report and includes Attachments A through J.

This report provides a revised proposed Ordinance and an update on public input since the March 27, 2006 scheduled public hearing for this study issue. Please refer to the full staff report for a comprehensive review of the issues and details on staff recommendations.

Staff suggests minor modifications to the originally proposed Ordinance to improve clarity (see Attachment K).

Since the previously scheduled public hearing, staff has received two letters pertaining to this study issue regarding two properties on the following streets:

- 1) Blair Avenue
- 2) Parkington Avenue

Blair Avenue

A letter was received on March 27, 2006 by a property owner on Blair Avenue who would like to include a further Code modification in this Study Issue (see Attachment L).

Mr. Loughran had discussed this matter previously with staff. His concern is not included in the study issue report as it was based on increasing the size of existing apartment unit on a legal non-conforming lot (with regard to density), but does not involve increasing home ownership opportunities.

This separate issue was included as part of the December 2005 Study Issue process (item CDD-33). It was discussed by the City Council and it made the final list of items to be considered. It was ranked 31 of 33 and was not studied this year.

Parkington Avenue

A letter was received on April 10, 2006 by a property owner on Parkington Avenue who is seeking to convert his four unit apartment complex to condominiums.

He is advocating for removing the 3% vacancy rate requirement (which is currently included in the staff recommendation). The current vacancy rate, which is just under 3%, prevents him from converting his property to ownership condominium units at this time. His letter focuses on his intent to provide the required upgrades on the apartment complex (see Attachments M).

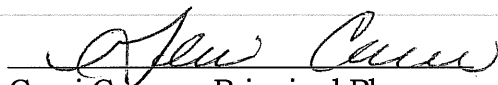
Recommendation

Staff recommends Alternative 2, as detailed in the March 27, 2006 report, which contains 3 parts:

- A proposed policy,
- User friendly tools for property owners considering conversions, and
- An Ordinance to amend Title 19 of the Municipal Code.

The proposed modifications are the minor changes proposed in Attachment K.

Reviewed by:



Gerri Caruso, Principal Planner

Prepared by: Jamie McLeod, Associate Planner

Attachments:

- A-J. Previously Submitted Planning Commission Report from March 27, 2006 with attachments A – J.
- K. Revised Ordinance (originally proposed Ordinance listed as Attachment I in March 27, 2006 report).
- L. Letter from owner on Blair Avenue.
- M. Letter from owner on Parkington Avenue.